

This substantial amendment proposes to allow the City of Albuquerque, Department of Family And Community Services, to use \$541,000 in Community Development Block Fund (CDBG) funding to acquire a warehouse for the City of Albuquerque, Department of Senior Affairs Retrofit Program. The City will not issue a request for Proposal as stated in the original 2014 Annual Action Plan, but rather will acquire the warehouse directly and lease it to the Department of Senior Affairs. A legal ad was published in the Albuquerque Journal on September 13, 2015 notifying the public of the proposed substantial amendment to the 2014 Action Plan. Zero comments were received during the 30 day comment period for the proposed substantial amendment.

## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The issue of poverty continues to be a challenge for the City of Albuquerque. In 2010, 16.3 percent of the population had an income that was below the federally established poverty level of \$22,314 for a family of four. Among the elderly, 11 percent were living in poverty as were 23.5 percent of children under 18. These data on individuals in poverty are mirrored by the data on household income. Albuquerque's median household income is 93.0 percent of the national figure and 106.7 percent of the State figure. The City has a substantial number of households with an income of less than \$15,000; in fact, 14.2 percent of households in the City (some 31,365 households) are below this figure. Significantly, more than half, 53 percent, of Albuquerque households fit the HUD definition of being low income.

It is also important to note, that at the same time that poverty seems to be a growing issue in the City of Albuquerque, the City's Community Development Division is experiencing a severe reduction in federal and local funds. For example, while the Community Development Division received approximately \$71 Million in federal and local funds to implement its 2008-2012 Consolidated Plan, the Division is anticipating implementing its 2013-2017 Consolidated Plan with only half that amount, \$34 Million. Additionally, it is expected that the Division's HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) monies will be further reduced in 2014.

Therefore, it should be of no surprise that one of the main underlining principles of the *2013-2017 Consolidated Plan* and *2014 Action Plan* is to focus on program interventions that are best able to meet the immediate housing and supportive housing needs of cost burdened low income populations "at-risk" for homelessness, and at the same time invest in preventative long term strategies to prevent cycles of poverty and chronic homelessness. Consequently, the decision was made that over the next five years the Community Development Division will prioritize those program strategies that best

increase the capacity of vulnerable City residents to access and maintain affordable housing, and, to revitalize low income target neighborhoods.

A second underlining principle of the 2013-2017 Consolidated Plan is that in order to effectively use reduced resources to meet increased needs for programs and services, over the next five years the Division will work more closely with social service organizations, housing providers, housing developers, as well as other government departments and public entities to more effectively identify and respond to changing community needs. A first step towards adhering to this principle was taken in the development of the *2013-2017 Consolidated Plan* itself. In 2013, the Division continued its outreach efforts to learn more about the needs of target populations such as grandparents raising grandchildren and youth transitioning from the foster care system, two priority populations that were identified during the development of the Consolidated Plan.

A third underlining principle of the *2013-2017 Consolidated Plan* is that over the next five years, the Community Development Division will work to restructure and re-organize to better meet the demands of a challenging and changing funding environment. Beginning in 2014, the Division will work with community partners to identify ways to more effectively gather, compile, analyze, and manage information. Included in 2013-2017 planned projects is the development of a loan servicing database and a community coordination and networking project. Both of these projects will enable the Division to be more efficient in responding to the increased need for Program services while dealing with the reality of reduced funding.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

### **Objective 1: Increase Affordable Housing opportunities for low to moderate income households through the following Program Interventions:**

\*New Construction Rental Program: 60 Household Housing Unit

\*Rental Acquisition/Rehabilitation Program: 120 units rehabilitated

Tenant-based Rental Assistance Program / Rapid Re-housing Program: 60 Households Assisted

Emergency Intervention Program: 1,000 Overnight/Emergency Shelter/Transitional Housing Beds

Homeless Prevention Program: 49 Households assisted

Housing for Homeless added: 10 Household Housing Unit

\*In 2014 the City will use over \$6 Million in older HOME and WFHTF monies to fund 3 Affordable Housing Development Projects. These projects are expected to produce a target output of 154 affordable rental units in three (3) of the Community Development Division's 9 target neighborhoods.

Of the 154 affordable rental housing units, 45 of these units (30%) are expected to be set aside for priority populations including female veterans, two parent family veterans, youth transitioning out of the foster care system, persons with HIV/AIDS, persons with a history of incarceration, persons experiencing behavioral health/mental health issues, and persons with physical disabilities. Out of the 154 affordable units, 49 housing units will be set aside for persons at or below 30% AMI. Also, in keeping with the Division's overall strategy to produce high quality, mixed income and mixed use affordable housing developments to revitalize target neighborhoods, these projects are expected to add 34 market rate units to these neighborhoods and two of the three projects plan to include commercial space as part of the overall project.

2014 HOME and WFHTF monies set aside for affordable housing projects will not be used to fund any 2014 projects but will be used to fund 2015 affordable housing projects.

**Objective 2: Increase revitalization activities in Target Low Income Neighborhoods through the following Program Interventions:**

\*Public Improvement Program: 100 residents

\*New Construction Rental Program: 60 Household Housing Unit

\*Rental Acquisition/Rehabilitation Program: 120 units rehabilitated

Homeowner Rehabilitation Program: 8 Household Housing Unit

Spot Blight and Clearance Project: 50 Household Housing Unit

**Objective 3: Increase Sustainable Housing Opportunities for low to moderate income households through the following Program interventions:**

Public Service Program activities other than Low/Moderate Income Housing Benefit: 1330 Persons Assisted

Public Service Program activities for Low/Moderate Income Housing Benefit: 1,000 Households Assisted

Homeowner Housing Repair Program: 1000 Household Housing Units

Network coordination Project: 30 agencies

**Objective 4: Increase Employment Opportunities for low to moderate income City residents through the following Program Interventions:**

Jobs created/retained through Small Business Loan Program: 10 Jobs

Businesses assisted through Small Business Loan Program: 5 Businesses Assisted

### **Objective 5: Increase Services for At-Risk Populations**

Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500  
Persons Assisted

Public Service Program activities other than Low/Moderate Income Housing Benefit:  
1000 Persons Assisted

Homeless Person Overnight Shelter: 5000 Persons Assisted

Homelessness Prevention: 500 Persons Assisted

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

#### **Homeowner New Construction Program**

Because of an unstable and slow housing market, the City's single family new construction projects were not able to meet the 2008-2012 objectives as initially estimated. While construction activities occurred as planned, developers had difficulties over the 2008-2012 Plan Period selling and occupying units. Consequently, City staff worked closely with Developers to monitor the housing market and increase marketing strategies as well as to increase down payment assistance to stalled projects in hopes of attracting eligible homebuyers. Despite increased incentives, however, the City's inventory of single family new construction units remained high throughout this period. According to Developers, one main reason for the lack of sales was because potential first time homebuyers faced increased difficulties in obtaining first mortgages due to changes in lending practices brought on by the economic downturn. Also it can be argued that because of fluctuations in the job market, consumer confidence in the overall economy remained lower than in previous years and therefore also contributed to a slow-down in housing sales.

## **Networking Strategy**

In 2013 the City planned to develop and implement its 2013-2017 networking strategy. Beginning in 2013, the City's Community Development Division planned to take the lead in organizing two community-wide networking meetings per year. However, the development and implementation of this "networking strategy" was delayed and it is now expected that this strategy will not be put into place until the second part of 2014. The goal of this Network project is to work as a community to build a seamless system of service delivery connecting the sectors of health, education, public safety, employment and housing and targeting the City's most vulnerable populations. The role of the Community Development Division in this project is to provide time, space and technical assistance necessary for community organizations to meet and discuss how to more effectively work together to meet the needs of Albuquerque's most vulnerable populations.

## **Loan/Asset Management Database**

One of the projects that received a high priority for the 2013 Action plan year is the development of a loan servicing database. This database will enable the Community Development Division to contract out a portion of its loan servicing activities while still maintaining the ability to effectively monitor City funded projects. Discussions and negotiations for the development of a loan servicing database took longer than originally planned and although a contract has been executed, contract activities have been delayed.

## **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

On September 17, 2013 the Community Development Division presented the 2014 Action Plan at the Cesar Chavez Community Center. The time, location, and purpose of this Public Meeting were advertised in the Albuquerque Journal two weeks prior to the meeting. Members of the Albuquerque Citizen Team, the Affordable Housing Committee, the Strategic Collaborative to End Homelessness, the CoC Steering Committee, the ABQ Heading Home Initiative, as well as multiple social service agencies and housing providers were e-mailed the Public Meeting Notice and invited to attend the meeting. Also, respondents to the City's recent Request for Proposal (RFP) Notice for the Development of Affordable Housing were also e-mailed the Notice of Public Meeting.

In addition to soliciting input into the 2014 Action plan from the General Public, social service agencies and affordable housing providers, the Community Development Division solicited input from agencies specializing in two of the Division's high priority populations: Grandparents Raising Grandchildren and Youth Transitioning from the Foster care/Juvenile Justice System.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City received one Public Comment regarding the 2014 Action Plan.

The Public Comment was from the Executive Director of the Greater Albuquerque Housing Partnership and was questioning the 2013-2017 Consolidated Plan strategy to revitalize target neighborhoods as well as the target neighborhoods identified. The Comment also seemed to be putting forth a new strategy.

Please see the attached "Public Comments" document to review the Comment in its entirety and the responses to the Comment from the Community Development Division's Plan and Coordinate Team and the Albuquerque Citizen Team.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

The new strategy put forth by the Greater Albuquerque Housing Partnership in its Public Comment as well as the concerns expressed regarding neighborhood revitalization were carefully reviewed and addressed by both the Community Development Division's Plan and Coordinate Team and the Albuquerque Citizen Team. Each Team met separately to review the submitted Comment and both Teams drafted a Team response.

Both the Plan and Coordinate Team and the Albuquerque Citizen Team chose to not accept the new strategy put forth by the Greater Albuquerque Housing Partnership. Independently of each other, both Teams restated the reasons why a neighborhood revitalization strategy in target neighborhoods is the most effective way to meet current community needs with limited resources. Additionally, members of both Teams did not choose to change any of the currently identified target neighborhoods listed in the 2014 Action Plan.

Please see the attached "Public Comments" document to review the Comment in its entirety and the responses to the Comment from the Community Development Division's Plan and Coordinate Team and the Albuquerque Citizen Team.

## **7. Summary**

Public Comments for the 2014 Action Plan were solicited in multiple ways. The City publically presented the 2014 Action Plan on September 17th which initiated a 30-day Public Comment Period. E-mail invitations were sent out to Housing Developers, social service agencies, and an announcement was posted in the Albuquerque Journal. The Action Plan was posted on the City website and information was given on how to submit Public Comment.

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	ALBUQUERQUE	
CDBG Administrator		Department of Family and Community Services
HOPWA Administrator		
HOME Administrator		Department of Family and Community Services
ESG Administrator		Department of Family and Community Services
HOPWA-C Administrator		

Table 1 – Responsible Agencies

### Narrative (optional)

#### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

From the beginning of its five year strategic planning process, the City of Albuquerque's Community Development Division decided to make its *2013-2017 Consolidated Plan* as "needs based" and as community driven as possible. Consequently, from the start, the City has engaged multiple housing and social service organizations, public and not-for-profit entities at key points in the planning process. Most notably the City conducted extensive community outreach during the needs assessment phase of the planning process and again reached out for community input during its discussions on how to meet identified priority community needs with available resources. Four groups that should be specifically mentioned as having provided extensive input into the development of the *2013-2017 Consolidated Plan* from beginning to end are: the Albuquerque Citizen Team (ACT), the Affordable Housing Committee (AHC), the Strategic Collaborative to End Homelessness, the Community Development Division Plan and Coordinate Team, and the Consolidated Plan Consultant Team.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

**Affordable Housing Committee** consists of representation from the private lending industry, the affordable housing industry, the Department of Family and Community Services, the Planning Department, the Albuquerque Housing Authority, homeless/low income populations, and the New Mexico Mortgage Finance Authority. The purpose of the Committee is to advise the City on its overall affordable housing strategies.

**The Albuquerque Citizen Team** has representation from seven of the City's nine City Council Districts as well as representation from the Albuquerque Public School System, the ABQ Heading Home Initiative, the UNM Pathways Program, the City's Human Rights Office, the City's Planning Department, the City's senior population, and New Mexico AIDS Services. The purpose of the Committee is to advise the Community Development Division on its HUD five year Consolidated Plan and its Annual Action Plan programming strategies.

In addition to the active committees listed above, the Department of Family and Community services also attends regularly scheduled coordination meetings with government representatives from Bernalillo County, Sandoval County, and the City of Rio Rancho as well as representatives from the United Way of Central New Mexico. The Department of Family and Community Services is also taking a lead role in the National Dialogue on Mental Health-Albuquerque by participating on the Steering Committee of Creating Community Solutions-Albuquerque. City staff also actively participates with ABC Community Schools Initiative which is a partnership between Bernalillo County, the City of Albuquerque, the Albuquerque Public School System and the United Way of Central New Mexico. The purpose of this

project is to improve educational outcomes for public school students living within the City's International District. The project employs grass root, community development practices within the Education sector to build the capacity of schools to be community centers in order to more effectively meet the cross-sector needs of vulnerable families. Lastly, staff members work with City Councilors, Housing Developers, Business Developers, law enforcement, and Planning Department staff on the Alvarado Task Force. This Task Force coordinates activities in the Downtown Core, focused on economic development, affordable housing, transportation, and infrastructure.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Albuquerque Strategic Collaborative to End Homelessness acts as the steering committee for the CoC and in that capacity allocates CoC funding and coordinates CoC activities. Through its General Fund, the City contracts with the New Mexico Coalition to End Homelessness to coordinate CoC funds and activities through the Collaborative and City staff from the Community Development Division attend all Collaborative meetings. As the Collaborative meets once a month, there is constant on-going communication between the Community Development Division and the Collaborative concerning the allocation of CoC and HESG funds, the monitoring and evaluation of CoC projects, and the policies and procedures for the administration of the HMIS.

In consultation with the ABQ Strategic Collaborative to End Homelessness, the City will take the lead role in funding emergency interventions for persons experiencing homelessness and prevention strategies for persons experiencing homelessness while the ABQ Strategic Collaborative to End Homelessness will take the lead role in using CoC funds to provide transitional housing and permanent supportive housing services for persons experiencing homelessness. The Collaboration between the City and the ABQ Strategic Collaborative to end Homelessness is discussed in more detail in the "Homeless Strategy" section of the Consolidated Plan. As noted in assessment sections of the Consolidated Plan, populations that were identified as being particularly vulnerable to being unable to access and/or maintain affordable stable housing were adults with a history of incarceration, grandparents raising grandchildren, youth exiting the foster care and/or juvenile justice system, adults with behavioral health issues, and victims of domestic violence. These populations will be of particular concern to the City during the *2013-2017 Consolidated Plan* program years.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

NA

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	ALL FAITHS RECEIVING HOME
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted in order for the City to gain a better understanding of the Housing and social service needs of Grandparents Raising Grandchildren. This population was identified as a priority populations for the 2013-2017 Consolidated Plan based on focus group and survey results. In 2013 the City began an on-going process of learning more about the needs of this population.
2	<b>Agency/Group/Organization</b>	New Day
	<b>Agency/Group/Organization Type</b>	Services-homeless Youth
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted in order for the City to gain a better understanding of the Housing and social service needs of Youth Transitioning from the Foster care system. This population was identified as a priority population for the 2013-2017 Consolidated Plan based on focus group and survey results. In 2013 the City began an on-going process of learning more about the needs of this population.

3	<b>Agency/Group/Organization</b>	UNM Pathways
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from UNM Pathways is on the Albuquerque Citizen Team which participates in the annual development of the Action Plan strategies and priorities.
4	<b>Agency/Group/Organization</b>	NM AIDS Services
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with HIV/AIDS Services-Health

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from NM Aids Services is on the Albuquerque Citizen Team which participates in the annual development of the Action Plan strategies and priorities.
5	<b>Agency/Group/Organization</b>	Pegasus Legal Services for Children
	<b>Agency/Group/Organization Type</b>	Services-Children Legal Services
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs Grandparents Raising Grandchildren, Homeless Youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pegasus was consulted in 2013 to help the City identify the needs of grandparents Raising Grandchildren and Homeless Youth.
6	<b>Agency/Group/Organization</b>	NewLife Homes, Inc
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NewLife Homes, Inc. has a representative on the City's Affordable Housing Committee. This Committee helps advise the Community Development Division on its overall Affordable Housing strategies.

**Identify any Agency Types not consulted and provide rationale for not consulting**

NA

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	NM Coalition to End Homelessness	In consultation with the ABQ Strategic Collaborative to End Homelessness, the City will take the lead role in funding emergency interventions for persons experiencing homelessness and prevention strategies for persons experiencing homelessness while ABQ Strategic while the ABQ Strategic Collaborative to End Homelessness will take the lead role in using CoC funds to provide transitional housing and permanent supportive housing services for persons experiencing homelessness. The Collaboration between the City and the ABQ Strategic Collaborative to end Homelessness to discussed in more detail in the "Homeless Strategy" section of the Consolidated Plan.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Because of the decision to make the five year Consolidated Plan as "needs based" as possible, the City's Community Development Division chose to provide multiple opportunities for City residents, social service organizations, housing providers, housing developers, as well as other government departments and public entities to provide input into the identification and prioritization of community needs in the areas of affordable housing, suitable living environments, and economic development for low to moderate income City residents. These opportunities included: participating in any of Seven Focus Group discussions on the housing and social service needs of low to moderate income households and persons experiencing homelessness, and working with the City to prioritize these needs, and, completing a Community Survey which took the results of the focus group discussions and made these discussions available to the larger public and gave the public an opportunity to prioritize identified community needs for these same populations.

Over 75 organizations were invited to take part in the Focus Groups discussions. These organizations represented a wide cross cutting of agencies in Albuquerque serving minority populations, persons experiencing homelessness, persons with disabilities (physical and/or emotional/behavioral health), children, youth, families, seniors, veterans, and immigrants in the areas of general health, education, behavioral health, emergency food assistance, employment opportunities, housing for persons experiencing homelessness, housing for low to moderate income residents, services for persons with HIV/AIDS, and housing opportunities for persons with disabilities.

Information gathered during the focus group discussions was then compiled and analyzed and used to develop a Community Survey that targeted both the general public and low income to moderate income users of City funded services. The Community Survey was made available on the City of Albuquerque's website and posters and flyers were distributed at all City Community Centers, Senior Centers, Early Childhood Development Centers, the Albuquerque Housing Authority, all Albuquerque Public Schools, and local Flying Star and Satellite coffee shops and restaurants. Over 100 agencies providing general health care services, educational services, behavioral health services, homeless intervention and prevention services, housing services, and general case managements services were asked by the City to distribute surveys to clients and when necessary to help clients to complete surveys. As a result of this collaboration, over 900 Community Surveys were completed and submitted.



On September 17, 2013 the Community Development Division presented the 2014 Action Plan at the Cesar Chavez Community Center. The time, location, and purpose of this Public Meeting were advertised in the Albuquerque Journal two weeks prior to the meeting. Members of the Albuquerque Citizen Team, the Affordable Housing Committee, the Strategic Collaborative to End Homelessness, the CoC Steering Committee, the ABQ Heading Home Initiative, as well as multiple social service agencies and housing providers were e-mailed the Public Meeting Notice and invited to attend the meeting. Also, respondents to the City's recent Request for Proposal (RFP) Notice for the Development of Affordable Housing were also e-mailed the Notice of Public Meeting.

In addition to soliciting input into the 2014 Action plan from the General Public, social service agencies and affordable housing providers, the Community Development Division solicited input from agencies specializing in two of the Division's high priority populations: Grandparents Raising Grandchildren and Youth Transitioning from the Foster care/Juvenile Justice System.

#### **Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Public Meeting	Non-targeted/broad community	12 Persons attended including representation from the Albuquerque Citizen Team, Housing Developers, and not-for profit agencies	1 Public Comment was received from the 30-Day Public Comment Period. Please see attached "Public Comment" document for more information.	1 Public Comment was not excepted. Please see attached "Public Comment" document for more information.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	NA	One inquiry was received due to the Newspaper Ad which gave the budget for the 2014 Annual Action Plan. Caller was referred to the Department's website for further information.	NA	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

In 2014 the City of Albuquerque is anticipating the following funds to support its programming efforts. The City is also anticipating receiving \$335,014 in HOPWA funds. These funds are annually administered by the New Mexico Mortgage and Finance Authority and are reported in their Action Plan and CAPER.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,775,545	115,000	1,649,721	5,540,266	11,326,635	Prior Resources include \$952,221.00 from Home Owner Rehabilitation Program (2013)+ \$150,000 unallocated entitlement + \$377,500 Affordable Housing Development + \$170,000 Economic Development

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,489,028	200,000	5,140,450	6,829,478	4,467,084	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	275,437	0	0	275,437	826,311	Match is \$275,437.
Continuum of Care	public - federal	Transitional housing Other	0	0	0	0	0	
General Fund	public - local	Admin and Planning Housing Overnight shelter Public Services Services	0	0	0	0	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Multifamily rental new construction Multifamily rental rehab Other	0	0	0	0	0	

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

ESG Match for Program Year 2014 is expected to be \$346,062 in cash match from the City's General Fund. HOME Match for Program Year 2014 is expected to be \$521,784 in cash from the City's General Fund. The WFHTF Program requires a 4 to 1 leverage from non-City sources. In 2014 it is anticipated that the City will fund three (3) affordable housing projects that will also apply for funding from the LIHTC Program.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City owns vacant property in the Trumbull, Barelas, West Mesa, and San Jose neighborhoods. In addition to vacant land the City also has housing development projects in several of the neighborhoods that can function as anchor projects for 2013-2017 Community Development activities. These affordable housing development projects include: Plaza Feliz (rental), Trumbull Village Infill (Single Family), Sawmill Senior (rental), Sawmill Artisan (rental), Sawmill Abolera De Vida Phase A and B (single family), Barelas Infill Development (Single Family), Plaza Cuidana (rental), Luna Lodge (rental), and Edward Romero Terrace (senior rental). Lastly, the City has invested in a Master Development Plan for the Santa Barbara/Martinez town neighborhood.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Housing opportunities	2013	2017	Affordable Housing Homeless Non-Homeless Special Needs	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Sawmill Trumbull West Mesa	Rental Acquisition/Rehabilitation Program Rental New Construction HOME Tenant Based Rental Assistance Homeless Intervention	CDBG: \$10,000 HOME: \$1,614,577 ESG: \$260,087 Continuum of Care: \$2,234,591 General Fund: \$2,270,634 Workforce Housing Trust Fund: \$1,300,000	Rental units constructed: 70 Household Housing Unit Rental units rehabilitated: 70 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 80 Households Assisted Homeless Person Overnight Shelter: 300 Persons Assisted Homelessness Prevention: 18 Persons Assisted Housing for Homeless added: 150 Household Housing Unit Housing for People with HIV/AIDS added: 10 Household Housing Unit



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Revitalize Target Neighborhoods	2013	2017	Affordable Housing Non-Housing Community Development	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa	Rental Acquisition/Rehabilitation Program Rental New Construction Home Owner Repair Program COA Public Services Program Public Improvements COA Fair Housing	CDBG: \$1,032,121 HOME: \$1,614,577 Workforce Housing Trust Fund: \$1,300,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 40 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 120 Households Assisted Rental units constructed: 70 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 8 Household Housing Unit Homelessness Prevention: 10 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 50 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Increase Sustainable Housing Opportunities	2013	2017	Affordable Housing Homeless Non-Homeless Special Needs Fair Housing	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Santa Barbara Martinez town Trumbull	Home Owner Repair Program COA Public Services Program Public Improvements COA Fair Housing	CDBG: \$2,156,521	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Homeowner Housing Rehabilitated: 1250 Household Housing Unit
4	Increase Employment Opportunities	2014	2017	Economic Development	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Santa Barbara Martinez town Trumbull	Homeowner Loan Program COA Public Services Program Small Business Loan Program	CDBG: \$420,000	Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted Jobs created/retained: 10 Jobs Businesses assisted: 15 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Increase Services for At-Risk Populations	2013	2017	Homeless Non-Homeless Special Needs Non-Housing Community Development		COA Public Services Program Public Facilities Homeless Intervention	CDBG: \$1,392,279 ESG: \$117,000 General Fund: \$292,645	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

**Table 6 – Goals Summary**

## Goal Descriptions

1	Goal Name	Increase Affordable Housing opportunities
	Goal Description	Based on information from the 2010 Census data and a review of poverty statistics, the San Jose neighborhood was removed from the City's list of high priority neighborhoods targeted for Neighborhood Revitalization activities. Instead, San Jose was replaced by the Singing Arrow Neighborhood.
2	Goal Name	Revitalize Target Neighborhoods
	Goal Description	
3	Goal Name	Increase Sustainable Housing Opportunities
	Goal Description	

4	Goal Name	Increase Employment Opportunities
	Goal Description	
5	Goal Name	Increase Services for At-Risk Populations
	Goal Description	

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

This section describes the Program areas to be funded by the 2014 Annual Action Plan as well as specific projects to be undertaken.

#### Projects

#	Project Name
1	Public Facilities Program
2	Affordable Housing Program
3	Economic Development Small Business Loan Program
4	Economic Development IDA Program
5	Public Services Program
6	Homeless Intervention Program

**Table 7 - Project Information**

#### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Based on community needs , the City's 2014 Public Facility funding will be utilized to acquire a warehouse for the City of Albuquerque, Department of Senior Affairs Retrofit Program. The program which serves Seniors and persons with disabilities is in dire need of a facility because the building that they are working out of has recently been condemned. The City will acquire the warehouse directly and lease it to the Department of Senior Affairs. The City will also use its CDBG funds to invest in its Economic Development Program. 2013 CDBG funds will be used to support economic development activities in some of the City's poorest neighborhoods. In 2014 the Division will invest \$220,000 in 2013 CDBG funds in an Individual Development Account (IDA) Program. This Program will be implemented by the WESST Enterprise Center (WESST) and will provide financial education services to targeted residents living in the Alta Monte, Barelás, Crest Planning Area, Santa Barbara Martineztown, and Trumbull neighborhoods. In addition to receiving financial education training, residents in these neighborhoods will have the opportunity to set up savings accounts where monies saved by residents in these accounts will be matched by this WESST at a ratio of 8 to 1. Once a resident has achieved his/her savings goal, these monies can be used to purchase a home, start of a small business, pay for higher education and/or job training costs. This Program will begin during the later part of 2013 and end the later part of 2015. As discussed in the City's 2013-2017 Consolidated Plan, in 2014 the City will invest \$250,000 in CDBG funds in a Small Business Loan Program. These monies will be used to increase and/or retain job opportunities for low to moderate income City residents. Because there is capacity outside the City to

implement this Program, the City will solicit qualified agencies to implement this Program through a Request for Proposal Process. The City will use its 2014 CDBG Public Service monies to provide gap funding to local agencies that provide services to some of the City's most vulnerable populations to ensure that these populations have access to necessary services in the areas of health, education, housing, public safety, and economic development. There are two new projects that will be funded during the 2014 Program Year. These two projects were chosen because they serve high priority populations identified in the 2013-2017 Consolidated Plan and because they cover current gaps in services. The first Project is Adult Literacy and English as a Second Language (ESL). A second new project to be funded in 2014 will provide \$30,000 in CDBG funds to a qualified agency to provide legal services to high priority populations to include homeless youth and grandparents raising grandchildren. During the 2013 Program the needs of these two populations were discussed and in addition to discussing housing needs, legal needs were identified. Monies for this project will be put out to bid in a Request for Proposal (RFP) process.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Public Facilities Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$541,000
	<b>Description</b>	Projects under this Program work to increase access to services for vulnerable populations through the rehabilitation, Purchase and/or construction of Public Facilities.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
2	<b>Planned Activities</b>	Based on community input gathered in 2013 from the Albuquerque Citizen Team, the Division's Plan and Coordinate Team, and various not-for-profit agencies, the Community Development Division decided to prioritize its Public Facilities Program for the 2014 Program year. Unspent 2013 Affordable Housing monies as well as 2014 Affordable Housing monies will be used to fund Public Facility projects in 2014. Public Facility funds will be used to purchase a warehouse for the City of Albuquerque's Department of Family & Community Services Retrofit Program.
	<b>Project Name</b>	Affordable Housing Program
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Affordable Housing opportunities Revitalize Target Neighborhoods Increase Sustainable Housing Opportunities



<b>Needs Addressed</b>	Rental Acquisition/Rehabilitation Program Rental New Construction HOME Tenant Based Rental Assistance Home Owner Repair Program
<b>Funding</b>	CDBG: \$1,902,121 HOME: \$1,986,834 Continuum of Care: \$2,234,591 General Fund: \$2,270,634 Workforce Housing Trust Fund: \$1,300,000
<b>Description</b>	Projects under this Program increase and/or sustain affordable housing opportunities for low to moderate income households through new construction (homeowner and/or rental), acquisition (homeowner and/or rental) and rehabilitation (homeowner and/or rental) housing activities. Additionally projects in this program can also include TBRA assistance.
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	

	<b>Planned Activities</b>	<p>In 2014 the City will continue to fund the Office of Neighborhood Revitalization (ONR) to implement the City's Home Owner Rehabilitation Program in the amount of \$952,221 (CDBG) and fund the American Red Cross to implement the Emergency and Minor Home Repair Program at \$800,000 (CDBG). Additionally, the City will fund its Home Retrofit Project implemented by the Department of Senior Affairs for \$150,000 (CDBG). The Community Development Division also plans to fund a HOME TBRA (Self Sufficiency) Project in the amount of \$220,000. This Project will be implemented by the New Mexico Supportive Housing Coalition.</p> <p>Lastly, as part of its objective to increase affordable housing opportunities for low to moderate income City residents, the City will put its 2014 Rental Construction and Rental Acquisition/Rehabilitation Program monies out to RFP but will use older HOME and WFHTF monies to fund the following projects in 2014:</p> <p><b>NewLife Homes Inc.</b>, "Gateway 66" is the new construction of a 75-unit apartment complex to serve persons at 30% AMI, 50% AMI, and also Market Rate. Additionally, 23 of the units will be set aside for persons with special needs. A total of \$1,800,000 of the \$12,868,672 TDC will be funded.</p> <p><b>New Mexico AIDS Services</b>, "Verde Village" is a 60-unit, acquisition/rehabilitation/new construction apartment project that will result in 60 apartment units to serve persons at 30% AMI, 50% AMI, and also Market Rate. Additionally, 15 of the units will be set aside for persons with special needs. A total of \$1,935,935 of the \$9,935,935 TDC will be funded.</p> <p><b>Sawmill Community Land Trust</b>, "Madera Crossing" is the new construction of a 56-unit apartment complex to serve persons at 30% AMI and 50% AMI. Of those units, 11 will be set aside for persons with special needs. A total of \$2,200,000 of the \$12,645,820 TDC will be funded.</p>
<b>3</b>	<b>Project Name</b>	Economic Development Small Business Loan Program
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa

	<b>Goals Supported</b>	Increase Employment Opportunities
	<b>Needs Addressed</b>	Small Business Loan Program
	<b>Funding</b>	CDBG: \$250,000
	<b>Description</b>	Projects under this program will work to increase and/or retain job opportunities for low to moderate income City residents by providing loans to local small businesses.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	As discussed in the City's 2013-2017 Consolidated Plan, in 2014 the City will invest \$250,000 in CDBG funds in a Small Business Loan Program. These monies will be used to increase and/or retain job opportunities for low to moderate income City residents. Because there is capacity outside the City to implement this Program, the City will solicit qualified agencies to implement this Program through a Request for Proposal Process.
<b>4</b>	<b>Project Name</b>	Economic Development IDA Program
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Sawmill Trumbull
	<b>Goals Supported</b>	Increase Affordable Housing opportunities Revitalize Target Neighborhoods Increase Employment Opportunities
	<b>Needs Addressed</b>	Homeowner Loan Program COA Public Services Program Small Business Loan Program
	<b>Funding</b>	CDBG: \$170,000

	<b>Description</b>	This program will provide financial literacy education and opportunities for City residents in target neighborhoods to invest in Individual development Accounts (IDA)s. The Program will match resident savings 8 to 1. resident savings and match amounts will be used by residents to purchase a homes, start up a small business, acquire additional education and/or job trainings.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	<p>In 2014 the City of Albuquerque will continue to implement its Neighborhood Based Multi Family Intervention project. This Project is working with local City residents, property owners, and management companies to improve the neighborhood conditions in several of the</p> <p>Division's high priority neighborhoods. as part of this Project, the Division will invest \$220,000 in 2013 CDBG funds in an Individual Development Account (IDA) Program. This Program will be implemented by the WESST Enterprise Center (WESST) and will provide financial education services to targeted residents living in the Alta Monte, Barelás, Crest Planning Area, Santa Barbara Martineztown, and Trumbull neighborhoods. In addition to receiving financial education training, residents in these neighborhoods will have the opportunity to set up savings accounts where monies saved by residents</p> <p>in these accounts will be matched by WESST at a ratio of 8 to 1. Once a resident has achieved his/her savings goal, these monies can be used to</p> <p>purchase a home, start of a small business, pay for higher education and/or job training costs. This Program will begin during the latter part of 2013 and end the later part of 2015.</p>
<b>5</b>	<b>Project Name</b>	Public Services Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	<p>Increase Sustainable Housing Opportunities</p> <p>Increase Services for At-Risk Populations</p>

	<b>Needs Addressed</b>	COA Public Services Program Homeless Intervention
	<b>Funding</b>	CDBG: \$561,400 General Fund: \$73,000
	<b>Description</b>	Projects under this Program will work to increase services for vulnerable populations.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<p><b>Planned Activities</b></p>	<p>The City will use its 2014 CDBG Public Service monies to provide gap funding to local agencies that provide services to some of the City's most vulnerable populations to ensure that these populations have access to necessary services in the areas of health, education, housing, public safety, and economic development.</p> <p>In 2014 the City will continue to fund the following projects: Low Income Dental Services provided by Community Dental in the amount of \$120,000 CDBG; Homeless Dental Services provided by Albuquerque Healthcare for the Homeless in the amount of \$60,000 CDBG; Emergency Motel Vouchers provided by Albuquerque Healthcare for the Homeless in the amount of \$10,000 CDBG and \$19,000 City General Fund; Senior Meal Services provided by the City's Department of Senior Affairs in the amount of \$125,000 CDBG; Eviction Prevention Services provided by Youth Development Inc. in the amount of \$109,400 CDBG; Early Childhood Development Services to Homeless Children and their Families provided by Cuidando Los Ninos in the amount of \$9,000 CDBG and \$18,000 City General Funds; Employment Training for Immigrant Women provided by Southwest Creations in the \$23,000 CDBG; and the Tenant/Landlord Hotline provided by Law Access in the amount of \$75,000 CDBG.</p> <p>There are two new projects that will be funded during the 2014 Program Year. These two projects were chosen because they serve high priority populations identified in the <i>2013-2017 Consolidated Plan</i> and because they cover current gaps in services. The first Project is Adult Literacy and English as a Second Language (ESL). These services will be provided by Reading Works in the amount of \$10,000 CDBG. This project will work in five of the 9 target neighborhoods identified in the 2013-2017 Consolidated Plan. The Project was chosen because in 2013 the Division learned that 16% of the adult population in Bernalillo County cannot read. An additional 38% read and write but at a low functional level which means that over half of the adult residents of Bernalillo county are illiterate or low-literate. Additionally, 75 percent of Americans who receive food stamps perform at the lowest 2 levels of literacy, and 90 percent of high school dropouts are on welfare. The Project is unique because instead of being location based and making low income vulnerable residents come to a specific location to receive services, this Project is mobile and will take services to the target neighborhoods, thereby increasing access to these services for populations that often have transportation, childcare, language and other barriers that keep them from accessing these types of services.</p> <p>A second new project to be funded in 2014 will provide \$30,000 in CDBG funds to a qualified agency to provide legal services to high priority populations to include Homeless youth and grandparents raising grandchildren. During 2013 the needs of these two populations were discussed and in addition to discussing housing needs, legal needs were identified. Monies for this project will be put out to bid in a Request for Proposal (RFP) process.</p>
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6	<b>Project Name</b>	Homeless Intervention Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Affordable Housing opportunities Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	Homeless Intervention
	<b>Funding</b>	Continuum of Care: \$2,422,894 General Fund: \$3,344,625
	<b>Description</b>	Projects under this category work to increase affordable housing opportunities and increase services for "at-risk" populations by providing emergency shelter services, transitional housing opportunities and permanet supportive housing opportunities to populations experiencing homelessness.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

<b>Planned Activities</b>	<p>The Community Development Division will continue to support the funding of the following Emergency Shelter, Transitional Housing and Permanent Supportive Housing projects:</p> <p>Emergency Shelter Services: The City will continue to fund the Emergency Winter Shelter implemented by the Albuquerque Rescue Mission in the amount of \$11, 887 (HESG) and \$275, 575 (GF); Emergency Shelter Services for Women and Children provided by the Barrett Foundation in the amount of \$32,000 (HESG) and \$12,000 (GF); Emergency Shelter Services for Men provided by the Good Shepherd Center in the amount of \$63,000(GF), the Albuquerque Opportunity Center implemented by the Metropolitan Homeless Project in the amount of \$250,000 (GF), Emergency Shelter Services for Homeless Youth provided by New Day in the amount of \$50,000 (GF), Day Shelter Services provided by St. Martin’s Hospitality Center in the amount of \$73,595 (HESG) and \$70,625 (GF), and Emergency Shelter Services for Victims of Domestic Violence provide by S.A.F.E. House in the amount of \$428,000 (GF).</p> <p>Transitional Housing: The City will also continue to support Crossroads to operate Maya’s Place in the amount of \$132,000 (GF) and \$45,216 (CoC0; S.A.F.E. House to operate Pathways in the amount of \$268,398 (CoC); Barrett Foundation to operate Casa Milagro and Bridges in the amounts of \$22,800 (GF) and \$115,582 (CoC) respectively; Catholic Charities to operate Proyecto La Luz in the amount of \$217,418 (CoC); and St. Martin’s Hospitality Center to operate the St. Martin’s Supportive Housing Program in the amount of \$234,349 (CoC).</p> <p>Permanent Supportive Housing: The City will also continue to support the funding of Albuquerque Healthcare for the Homeless to operate its Permanent Housing Program in the amount of \$548,746 (CoC0; Barrett Foundation to operate its Rapid Re-housing Program for Women and Children in the amount of \$95,983 (HESG); Hogares to operate its Permanent Housing Program for Youth in the amount \$70,052 (CoC); NM Aids Services to operate its Housing Voucher Program in the amount of \$25,000 (GF) St. Martin’s Hospitality Center to operate its Permanent Housing Program in the amount of \$548,746 (CoC); Supportive Housing Coalition to operate its Housing First Program and its HOME TBRA Self Sufficiency Program in the amounts of \$1,419,350 (GF) and \$174,900 (HOME) and \$45,100 (GF) and the Therapeutic Living Services to operate its Permanent Housing Program in the amount of \$369,927 (CoC).</p>
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## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Albuquerque is divided into ten (10) Community Planning Areas (CPAs). These areas are the Central Albuquerque, East Gateway, Foothills, Mid Heights, Near Heights, North Albuquerque, North Valley, South Valley, Southwest Mesa, and West Side Community Planning Areas. As demonstrated by 2010 Census data, poverty hotspots within the City limits are mainly located in the Near Heights, Mid Heights, East Gateway, Southwest Mesa, and Central Albuquerque CPAs. These CPAs experience some of the highest poverty levels in the City with neighborhoods reaching poverty levels of 36.5 to 65.38 percent. Within the above mentioned CPAs the following neighborhoods were selected as priority neighborhoods: Alta Monte (Mid Heights CPA), Barelás (Central Albuquerque CPA), Santa Barbara/Martinez town (Central Albuquerque CPA), Trumbull (Near Heights CPA), "Crest" (Near Heights CPA), and West Mesa (Southwest Mesa CPA), Sawmill (Central Albuquerque CPA), Downtown Core (Central Albuquerque CPA), and Singing Arrow (East Gateway CPA). These neighborhoods were selected because of their high poverty levels, concentrations of minority populations, concentrations of immigrant populations, and "at-risk" neighborhoods conditions including older housing stock, high percentages of rental housing stock, high crime rates and deteriorating public infrastructure.

### Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

As discussed in the 2013-2017 Consolidated Plan, because of an estimated 50% reduction in funds over the 2013-2017 Program Period, it was decided that in order to make the greatest impact on the needs of low to moderate income City residents, it would make more sense to target specific neighborhoods within each of the four targeted CPAs and work comprehensively over the 2013-2017 programming period instead of attempting to geographically target the whole area encompassed within the boundaries of each CPA. In order to identify which neighborhoods should be targeted in each CPA, the City identified neighborhoods that stood out in terms of: 1) the need for neighborhood revitalization and/or housing programming and, 2) the availability of opportunities for neighborhood revitalization and/or housing programming. Based on these two criteria the following neighborhoods were selected as potential priority neighborhoods: Alta Monte (Mid Heights CPA), Barelás (Central Albuquerque CPA), Santa Barbara/Martinez town (Central Albuquerque CPA), Trumbull (Near Heights CPA), "Crest" (Near Heights CPA), and West Mesa (Southwest Mesa CPA). The City then vetted this list of priority neighborhoods through the Albuquerque Citizen Team (ACT), the Affordable Housing Committee (AHC) and staff from the City's Planning Department. Based on this vetting process, three (3) additional

neighborhoods were added to the original list. The three additional neighborhoods added were: Sawmill, Downtown, and San Jose. However, in 2013 upon further review, it was noted that the San Jose neighborhood, based upon 2010 census data does not show up as a high poverty neighborhood (i.e. at least 20% rate of poverty). Consequently, it was suggested to the Public and to City staff that the San Jose neighborhood be replaced with the Signing Arrow neighborhood as a target area for the remainder of the 2013-2017 Consolidated Plan Program Period.

## **Discussion**

The total allocation of funds for the *2014 Action Plan* is nearly 8 million dollars coming from the HOME Investment Partnerships Program (HOME), the Community Development Block Grant (CDBG), the Emergency Solutions Grant (ESG), the Workforce Housing Trust Funds Programs and the Department of Family and Community Services' General Fund. Of this \$8 Million about 38% of these funds will be used for City-wide programming, the remaining 62% will be used to revitalize target neighborhoods.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

New Construction and Rental Rehabilitation projects will be focused in high priority neighborhoods and high priority underserved populations such as two parent veteran families, single parent heads of households, seniors raising grandchildren, persons with physical disabilities and near homeless populations. Also, based on community input, the City will continue to implement its policy of funding mixed use and mixed income housing development projects and working to ensure that projects are located in areas close to public transportation and employment opportunities as well as work to ensure that access to training on financial literacy and training on how to access other social services such as Medicaid and Social Security are included in the Scopes of Work of all applicable affordable housing projects. Also as described in the Housing Market Analysis, the Community Development Division will incorporate recommendations from the Community gathered from the Focus Group discussions and the Community Survey regarding the specific housing and supportive housing needs of specific non-homeless special needs populations. Homeowner Rehabilitation activities will focus on low income seniors and residents of the Barelas neighborhood. The City's Retrofit Program will continue to focus on seniors and persons with physical disabilities city-wide and the City's Emergency/Minor Home Repair Program will also continue to be available city-wide for low to moderate income households. To complement its Affordable Housing Program, the City will use CDBG Public Service monies to fund Fair Housing education and outreach activities. The 2014 Fair Housing Program will work to ensure that housing providers, social service providers, the General Public as well as property management companies, landlords and low income housing tenants in some of the City's poorest neighborhoods on how to communicate about Fair Housing issues and Landlord/Tenant rights to better ensure that low income vulnerable populations are able to sustain affordable housing opportunities. Lastly, per Focus Group recommendations, in 2014 the Community Development Division will begin a comprehensive review and analysis of City policies and procedures to identify if and/how City housing policies impact how accessible affordable housing opportunities are for persons with history of incarceration.

One Year Goals for the Number of Households to be Supported	
Homeless	40
Non-Homeless	1,300
Special-Needs	200
Total	1,540

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30

One Year Goals for the Number of Households Supported Through	
The Production of New Units	70
Rehab of Existing Units	1,275
Acquisition of Existing Units	30
Total	1,405

**Table 10 - One Year Goals for Affordable Housing by Support Type**

## Discussion

It is important to note that even though the City has identified nine (9) target neighborhoods for the *2013-2017 Consolidated Plan*, this does not mean that all Community Development Division funds will be used in these areas. A certain portion of City funds will still be allocated for programming City-wide. Also, although high priority neighborhoods such as the La Mesa and South Broadway are not among the priority neighborhoods that were identified during the vetting process, they still remain a high priority for the City of Albuquerque and it is recommended that if funding does increase over the next five years that these neighborhoods be added to the list of 2013-2017 priority neighborhoods. The total allocation of funds for the 2014 Action Plan is nearly 8 million dollars coming from the HOME Investment Partnerships Program (HOME), the Community Development Block Grant (CDBG), the Housing and Emergency Solutions Grant (ESG), the Workforce Housing Trust Funds Programs and the Department of Family and Community Services' General Fund. Of this \$8 Million about 38% of these funds will be used for City-wide programming, the remaining 62% will used to revitalize target neighborhoods.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Albuquerque Housing Authority is presently conducting a major overhaul of existing public housing units to improve the quality and quantity of its accessible units in addition to developing a plan to address the rehabilitation needs for the existing public housing units. AHA has a fully operational FSS Program that serves our clients and provides seminars on monthly basis.

### **Actions planned during the next year to address the needs to public housing**

The Albuquerque Housing Authority (AHA) is presently planning to add 45+ additional accessible units through renovation to meet UFAS requirements. This work will be completed over the next four years. Also, AHA plans to overhaul its maintenance program to improve the overall condition of our units to meet the long term needs of our tenants and to conserve energy.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

AHA continues to hold financial literacy seminars through the FSS Program. Many graduates of the FSS program continue on to purchase homes.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

NA

### **Discussion**

NA

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Homelessness encompasses a population that is elusive, hidden, highly mobile, and characterized by a diverse and complex set of personal and social circumstances. In order to identify and ascertain the needs of persons who are homeless in Albuquerque, the City worked closely with local homeless services provider and their associations. The New Mexico Coalition to End Homelessness, which manages the Continuum of Care and HMIS for New Mexico, provided Point in Time data as well as annual performance data from the HMIS for 2011. The Albuquerque Strategic Collaborative to End Homelessness, staffed by the NMCEH, serves as the advisory body for both the Albuquerque Continuum of Care and for Albuquerque Heading Home, a nationally-funded demonstration project that identifies, assesses, and houses the most medically fragile homeless persons in the city. The City of Albuquerque continues to face significant problems associated with homelessness and the prevention of homelessness. The homeless population in the area continues to increase in part because of continued high unemployment (6.8% in April 2012), rising rental housing costs, and the continuing effects of the recession. In response, new initiatives are underway to create comprehensive, coordinated systems that share a common vision of homelessness in Albuquerque that is rare, of short duration, and non-recurring.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City has developed several outreach programs to locate and assist persons who are homeless. One team includes representatives from the Albuquerque Police Department and Albuquerque Health Care for the Homeless. The second team is from St. Martin's Hospitality Center. Both teams actively work the streets seeking out homeless persons. Efforts are made to direct those homeless persons to appropriate services ranging from meals programs, shelters, physical and mental health services and other programs that may address their specific needs. Additionally the City works in close partnership with the larger Albuquerque Community to implement the ABQ Heading Home Initiative. This Initiative has housed 275 persons since the initiative began. The SAMHSA grant that provides funding for case management and other supportive services has been renewed for its 3rd year. Also, the initiative is receiving great support from all community stakeholders and has received over \$500,000 in donations from businesses, community foundations, foundation grants, and private citizens since March 2012. In 2013 the initiative has partnered with the YWCA to serve homeless women veterans and is expanding to serve more medically vulnerable and chronically homeless families.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

As demonstrated by the 2011 Point in Time count (PIT), on any given night during the winter months (November-March) the City has a shortage of an estimated 300 emergency shelter beds. During the non-winter months of April-October this shortage can be as great as 700 beds. The City has traditionally allocated the majority of its Emergency Shelter Grant (ESG) funds and a portion of its General Funds to providing emergency shelter beds and services. Because the current indicators are that emergency shelter beds and services will continue to be a need during the 2013-2017 programming years, the City has decided in consultation with the ABQ Strategic Collaborative to End Homelessness (which houses the Continuum of Care (CoC) and the former New Mexico Coalition to End Homelessness) to continue to use the majority of its ESG/HESG grant monies to fund emergency shelter services and to support the use of CoC funds to continue to provide transitional housing and supportive housing services for persons experiencing homelessness. In addition to ESG funds, the City will continue to use City General Fund monies to fund the Division's Housing First Voucher Program.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In addition to using its ESG monies to fund much needed emergency shelter beds and services, during the *2013-2017 Consolidated Plan* Period the City will also use its ESG grant monies to fund a rapid-rehousing program. This Program was previously funded with CDBG stimulus funds but as those funds are no longer available, the City will continue to fund this program with ESG funds. The City will also continue to work closely with the ABQ Strategic Collaborative to End Homelessness to continue to use CoC funds to provide transitional living services to persons experiencing homelessness. Lastly, it's important to note that in addition to its HESG and CDBG funds, the City will continue during the *2013-2017 Consolidated Plan* period to use a portion of City General Fund monies to fund a number of projects that directly benefit multiple homeless populations. These projects include: Housing First vouchers, housing vouchers for persons with HIV/AIDs, housing vouchers for the ABQ Heading Home homeless initiative, transitional housing services for women exiting the justice system, early childhood development services for families with young children experiencing homelessness, dental healthcare services, meal services, and therapeutic art services for persons experiencing homelessness.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

In consultation with the ABQ Strategic Collaborative to End Homelessness, the City will take the lead role in funding emergency interventions for persons experiencing homelessness and prevention strategies for persons experiencing homelessness while ABQ Strategic while the ABQ Strategic Collaborative to End Homelessness will take the lead role in using CoC funds to provide transitional housing and permanent supportive housing services for persons experiencing homelessness.

## **Discussion**

During the 2014 Action Plan Program Year the City of Albuquerque will work closely with the Strategic Collaborative to End Homelessness to ensure that funds are spent as effectively as possible. In 2014, the Community Development Division will focus much of its resources on homeless prevention and ensuring that populations at-risk for homelessness have access to affordable housing opportunities and benefit from long term neighborhood revitalization strategies.



## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

For the *2008-2012 Consolidated Plan* the Affordable Housing Committee identified the following issues as barriers to affordable housing:

Regulatory - zoning requirements and the need for re-zoning, unpredictable and complicated development approval process; Financial - cost of land and infrastructure, financing costs and entitlement fees; and Social/Attitudinal - some neighborhoods oppose affordable housing developments. When asked if these issues were still considered as barriers to affordable housing for the *2013-2017 Consolidated Plan* the list was expanded to the following:

- Historic Districts: Preserve historic resources but increase development costs and increase approval/review timelines.
- Resources: Current City financial resources are insufficient to address affordable housing needs.
- Supportive Services: Permanent supportive housing units are insufficient for the number of Supportive Housing populations (i.e. homeless, frail elderly, developmental disability and chemical dependency)
- Code Enforcement: The City has older housing stock in many neighborhoods. There are many units in poor condition that are a hazard to their occupants.
- Housing Discrimination: Majority minority population, family size and English fluency all impact Fair Housing. Public lack of knowledge of fair housing laws.
- Transportation: Currently affordable neighborhoods are often far from jobs and services. Lack of grocery store in core of the City.
- Section 8: Waiting lists are too long.
- Available Land: Insufficient supply of appropriately zoned and suitably sized vacant land for multifamily development.
- Density: Lack of zoning density variance for low-income or mixed-income development projects exacerbates the land affordability problem.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of Albuquerque's Community Development Division strategy to remove and/or ameliorate barriers to Affordable Housing as identified in the Housing Market Analysis section of the 2013-2017 Consolidated Plan will focus on achieving the following objectives: increasing Fair Housing Education and Outreach activities, Improving City Affordable Housing policies and procedures, Increasing

affordable housing opportunities for Extremely Low and Very Low income populations who are cost-burdened, and Increasing sustainable housing opportunities for low to moderate income populations.

### **Affirmative Marketing Procedures**

As a public entity, the City's mission is to provide services to persons without regard to race, color, national origin, sex, religion, familial status or disability. Included within these services, is to provide safe, decent, and affordable housing to the residents of Albuquerque. Therefore, any project funded by DFCS, must comply with this policy and the HUD Affirmative Marketing regulations.

Currently, DFCS has Affirmative Marketing Procedures form (HUD 935.2) integrated within the Affordable Housing project applications that must be completed for any housing project no matter of funding source or number of units. As a condition of funding, the CHDO or AHDO must demonstrate that it has Affirmative Marketing Procedures in place through the completion of the HUD form. The contents of the HUD 935.2 are reviewed and discussed as part of the DFCS Application Review process. This formal review of the application evaluates and scores all responses based on supporting documentation and any requested follow-up correspondence.

DFCS is currently in the process of revising its Affordable Housing Project applications, which it plans to be completed in the first quarter of 2013. The updated applications will include "official" DFCS Affirmative Marketing Procedures, in addition to the HUD 935.2 form. DFCS will adopt such procedures that will at a minimum, include the following HUD requirements: (i)Methods for informing the public, owners, and potential tenants about Federal fair housing laws and the participating jurisdiction's affirmative marketing policy (e.g., the use of the Equal Housing Opportunity logotype or slogan in press releases and solicitations for owners, and written communication to fair housing and other groups); (ii) Requirements and practices each owner must adhere to in order to carry out the participating jurisdiction's affirmative marketing procedures and requirements (e.g., use of commercial media, use of community contacts, use of the Equal Housing Opportunity logotype or slogan, and display of fair housing poster) (iii)Procedures to be used by owners to inform and solicit applications from persons in the housing market area who are not likely to apply for the housing without special outreach (e.g., use of community organizations, places of worship, employment centers, fair housing groups, or housing counseling agencies); (iv) Records that will be kept describing actions taken by the participating jurisdiction and by owners to affirmatively market units and records to assess the results of these actions; and v)A description of how the participating jurisdiction will annually assess the success of affirmative marketing actions and what corrective actions will be taken where affirmative marketing requirements are not met.

### **Discussion:**

**Fair Housing Outreach and Education:** Over the next five years the City will invest in a robust Fair Housing Program. During the Assessment Phase of the Consolidated Planning Process, results from Focus Group discussions and from the Community Survey made it clear that many people do not know

where or how to report Fair Housing complaints. During the 2013-2017 Consolidated Plan Period, the City will follow through with many of the recommendations given by Focus Group and Community Survey participants to increase Fair Housing education and outreach activities. 2014 Fair Housing Program activities will include: increased outreach and technical assistance on fair housing issues to landlords and tenants in low income target neighborhoods, fair housing outreach and education activities to target neighborhood associations, service providers working with vulnerable populations, and housing providers working with Section 8 and Public Housing Programs. Lastly the City will make increased efforts to provide Fair Housing education and information to the General Public.

**Review of City Affordable Housing Policies:** The City has successfully implemented its policy of supporting mixed income and mixed use projects as part of its overall Affordable Housing Strategy. This policy will be continued. Over the next five years in response to recommendations from the Community, the City will continue its practice of reviewing and revising policies and/or practices that may make it difficult for some City residents to obtain safe and affordable housing. One such area of concern that will be reviewed over the 2013-2017 Plan Period, are policies and/or practices that may hinder persons with a history of incarceration from accessing City-funded affordable housing developments. This issue came up several times in Focus Group discussions and this population was ranked as a top priority population by Community Survey participants. One other issue that came up both in Focus Group discussion and in the Community Survey which may warrant a policy discussion is the need for City-funded affordable developments to be located near safe public transportation.

**Increase Interventions for Cost Burdened Populations:** Based on the results of the Housing Needs Assessment and the Housing Market Analysis, it seems clear that Albuquerque households experience being cost burdened significantly more often than any other housing problem type. Furthermore, it does not appear that this situation will change for the better any time soon, instead because of expected decreases in vacancy rates and increases in rent rates, it is expected that the situation will get worse for some of Albuquerque's most vulnerable populations. As mentioned earlier in this Action Plan, in 2014 the City will fund a Small Business Loan program, an Individual Development Account Program, an Adult Literacy and English as a Second Language Project, and ensure that tenants living in the Division's affordable housing projects have access to financial literacy training and training on how to access social service programs such as Medicare, Medicaid, and Social Security.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The greatest challenge in addressing underserved needs over the next five years will be meeting an increased need for program activities with a significant decrease in funding. To attempt to overcome this huge challenge, the Community Development Division in 2014 will work more efficiently, and be more collaborative than ever before.

### **Minority/Women's Business Outreach**

The Community Development Division remains committed to ensuring that Minority/Women's Business and economically disadvantaged groups are targeted and encouraged to participate in HOME and CDBG funded activities. Construction firms, appraisal and management companies and other entities (both private and public), working with the Community Development Division are already subject to the City's procurement rules and regulations and the Department of Family & Community Services Administrative Requirements. These regulations and procurement rules require compliance and either state or refer applicants to laws governing Civil Rights, equal employment opportunity, affirmative action and equal access to programs and services. City contracts, requests for proposals and bid documents also reference these laws. Currently, Community Development's Office of Neighborhood Revitalization, which delivers direct services, requires its job order contractor for the Home Owner Rehabilitation Program to collect data detailing the race, ethnicity and state if a subcontractor is a women business enterprise. These requirements are reiterated at pre-bid and pre-construction meetings.

During the course of the 2013 - 2017 Consolidated Plan, the Community Development Division will expand upon these already established practices by further developing relationships with businesses and organizations which work with Minority/Women's Business efforts. Some of these businesses and organizations include: Women's Economic Self Sufficiency Team (Wesst Corp), American Indian Chamber of Commerce/Native American Enterprise Center, South Valley Small Business Development Center and New Mexico Procurement Technical Assistance Program. These organizations are being informed of Community Development activities for which their clients may submit responses to requests for proposal and offers to bid. As another means of outreach, these organizations will also be invited to join Community Development's "Networking Project" which will encourage city contractors and other entities to work together more effectively and increase accessibility to City Services. Additionally, Community Development will continue to use the Equal Housing and Opportunity logo on its press materials, participate in neighborhood and business opportunity meetings to promote Minority/Women's Business to the maximum extent possible.

### **Actions planned to address obstacles to meeting underserved needs**

As mentioned previously, the City knew early on in the Planning Process that programming funds would be significantly reduced from prior years. Therefore in order to effectively use limited funds to make the

greatest impact, the Community Development Division spent a lot of effort to work with the Community to identify the most “at-risk” of the already “at-risk” special needs populations. Through the Focus groups discussions, Community Surveys and Key Interviews the Community Development Division was able to identify eight (8) non-homeless special needs subpopulations that will be the focus of the *2013-2017 Consolidated Plan*. In addition to identifying these populations, the Division was also able to gather input from the Albuquerque Community on what specific housing types, and supportive housing services would most benefit these particular populations. Consequently, because of the collaborative efforts throughout the Consolidated Plan process, the *2014 Action Plan* will be able to guide the Community Development Division to support non-homeless special needs and homeless populations in both a comprehensive and targeted way.

### **Actions planned to foster and maintain affordable housing**

**Rental Acquisition/Rehabilitation Program and Rental New Construction programs:** The Community Development Division plans to use these programs in 2014 to both increase affordable housing opportunities for extremely-low-income households and to revitalize target neighborhoods. In 2014 the City will use over \$6 Million in older HOME and WFHTF monies to fund 3 Affordable Housing Development Projects. These projects are expected to produce a target output of 154 affordable rental units in three (3) of the Community Development Division’s 9 target neighborhoods. Of the 154 affordable rental housing units, 45 of these units (30%) are expected to be set aside for priority populations including female veterans, two parent family veterans, youth transitioning out of the foster care system, persons with HIV/AIDS, persons with a history of incarceration, persons experiencing behavioral health/mental health issues, and persons with physical disabilities. Out of the 154 affordable units, 49 housing units will be set aside for persons at or below 30% AMI. Also, in keeping with the Division’s overall strategy to produce high quality, mixed income and mixed use affordable housing developments to revitalize target neighborhoods, these projects are expected to add 34 market rate units to these neighborhoods and two of the three projects plan to include commercial space as part of the overall project.

**Tenant Based Rental Assistance (TBRA) Program:** The Community Development Division plans to use this program in 2013 to increase affordable housing opportunities for extremely-low-income households. The City estimates an average output of 35 units per year for this Program. Of these units 100% (35 units) will be used for extremely low income households. The City plans to target its TBRA program to homeless and near homeless special needs populations. The rationale for a HOME TBRA program is that Albuquerque is facing a situation where a significant portion of the households are already cost burdened, vacancy rates have gone down, and rent rates are increasing making the situation even more difficult for already cost burdened low income renters. The TBRA Program will help ensure that near homeless and homeless populations are able to obtain and sustain safe, affordable housing under these difficult economic conditions.

**Homeowner Rehabilitation Program:** The Community Development Division plans to use this program in 2014 to both increase sustainable housing opportunities for low-to-moderate- income households and to revitalize target neighborhoods. The City estimates an average output of 10 units per year for this Program. Of these units 20% (2 units) will go towards extremely low income households with the remaining 8 units planned for households at or below 80% AMI. Neighborhoods that will be targeted by this Program in 2014 include the Barelás and Santa Barbara Martineztown neighborhoods.

**Emergency/Minor Home Repair Program:** The Community Development Division plans to use this program in 2014 to increase sustainable housing opportunities for low-to-moderate- income households. The City estimates an average output of 450 units per year for this Program. Of these units 100% (450 units) will go towards households at or below 80% AMI.

**Home Retrofit Program:** The Community Development Division plans to use this program in 2014 to increase sustainable housing opportunities for low-to-moderate- income households. The City estimates an average output of 800 units per year for this Program. Of these units 100% (800 units) will go towards households at or below 80% AMI.

### **Actions planned to reduce lead-based paint hazards**

Through the City's Office of Neighborhood Revitalization 's Home Owner Rehabilitation Program, houses constructed prior to 1978 will be tested for lead based paint hazards (LBPH), thereby ensuring the safety and well-being of the homeowner(s) and their families. In addition, foreclosed houses and multi-family apartments, built before 1978, which are purchased and rehabbed through the Neighborhood Stabilization Program, will be evaluated for LBPH. In the event LBPH is found, the City will abate the hazards, thus insuring that the environment will be safe for the current home owner and any future home owners, as well.

### **Actions planned to reduce the number of poverty-level families**

In 2014 the Community Development Division will continue to implement its five year strategy to revitalize target neighborhoods through the "Neighborhood Partnerships for Change Project" (NPCP). This Project works in low income, high poverty neighborhoods to support property managers, tenants, neighborhood associations, and local businesses to work together to identify neighborhood resources and barriers to revitalization and to identify and implement neighborhood solutions.

The Project brings together a partnership of agencies including: The Apartment Association of New Mexico (AANM), the Independent Living Resource Center (ILRC), NM Legal Aid, Women's Economic Self Sufficiency Team Corporation (WESST corps), Reading Works, Safe City Strike Force, and the Crime Free Multi-Housing Unit. The Project Team will also partner with the County's CINCH project that works to increase health awareness in target communities and the ABC Community Schools Initiative which works with the Albuquerque Public School System (APS) to engage families and communities in the Education Sector to improve the academic performance of young children.

Through these partnerships, the Neighborhoods for Change Project hopes increase access to public services in the sectors of health and education for low income populations, increase sustainable housing opportunities for low income populations, increase economic development opportunities for low income populations, and work through the housing sector to revitalize target neighborhoods.

Specific Project activities include: Fair Housing and Landlord/Tenant Rights outreach activities and neighborhood assessments, Crime Reduction outreach activities and neighborhood assessments, Individual Development Account (IDA) and Financial Education opportunities, Adult and Youth Education activities and assessments, English as a Second Language (ESL), health and environmental education outreach activities and neighborhood assessments, and small neighborhood improvement projects. All Project activities will take place in the neighborhood using best practices and principles from the field of Community Development.

### **Actions planned to develop institutional structure**

A definite challenge for the Community Development Division over the next five years will be to effectively adapt its institutional structure to meet the changing needs of a challenging fiscal environment. In a time of budget reduction, the Division will need to find ways to implement programming more efficiently and more effectively to meet increasing demands for services with significantly fewer resources. One of the projects that received a high priority for the 2014 Action plan year is the development of a loan servicing database. This database will enable the Community Development Division to contract out a portion of its loan servicing activities while still maintaining the ability to effectively monitor City funded projects.

In 2014, the City will continue its monitoring process for all agencies with City contracts. Each agency will receive a minimum of one on-site visit. These on-site reviews will include both a fiscal and programmatic review of the agency's activities. The reviews will determine if agencies are compliant with the governing regulations for the program. Areas routinely reviewed include overall administration, board of directors' involvement, program delivery methods, compliance with client eligibility determination, reporting systems, progress toward achieving contractual goals and appropriateness, financial systems, and verification of eligibility and appropriateness of expenditures.

Following the monitoring visit, agencies will be sent a written report detailing the results of the review and any areas found not in compliance. Agencies will be given 30 days to provide the City with corrective actions taken to address any noted findings. In addition to the on-site reviews, each agency is required to submit an audit which is reviewed by the Department. Findings noted in the independent audit are reviewed during the on-site monitoring visit to ensure the agency has taken the required corrective actions. Agencies must also submit quarterly progress reports that are reviewed. The City will also monitor housing projects which, because of HOME or CDBG funds, are required to provide affordable rental housing for a specified number of years after the term of the original contract that conveyed the funds. Both the number of units, which are subject to rent caps, as well as the number of

years in which the property is required to remain affordable, are detailed in restrictive covenants placed on the property and filed in the office of the Clerk of Bernalillo County. Agencies are required to submit annual reports for these projects, which include a tenant roster detailing income, family size, race, ethnicity, rent amount and unit occupied and agency financial statements. Additionally, each project is visited a minimum of one time annually. City staff members will also conduct Housing Quality Standards (HQS) inspections as well as review tenant files to verify income eligibility and income verification, compliance with HOME lease requirements, if applicable, and other tenant related aspects of the program such as compliance with allowable rent schedules. City fiscal staff will review the financial records, including, but not limited to, property operating expenses, reserve accounts, proper escrow of security deposits, rental payments, etc.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Also, because of the recommendations coming out of the Focus Group discussions for increased communication and coordination between the City, housing providers, social service providers, and case management agencies, the City has developed the following networking strategy. Over the next four years, the City's Community Development Division will take the lead in organizing two community-wide networking meetings per year. The goal of this Network project is to work as a community to build a seamless system of service delivery connecting the sectors of health, education, public safety, employment and housing and targeting the City's most vulnerable populations. The role of the Community Development Division in this project is to provide time, space and technical assistance necessary for community organizations to meet and discuss how to more effectively work together to meet the needs of Albuquerque's most vulnerable populations. The following are the projects objectives

Objective One: Increase capacity of Community Development Division contractors to work together as a network. Activities for this Objective include: establishing a common vision, referral system, timeframe and scope of work.

Objective Two: Increase capacity of Community Development Division network to work together with other community networks. Activities for this Objective include: joint trainings, joint program activities, cooperation in developing plans and reports.

Objective Three: Increase capacity of Division network to respond to emerging Community needs. Activities for this objective include: data sharing and data collection, implementing community wide needs assessment and analysis.

### **Discussion:**

Albuquerque is comprised of roughly 60% homeowner and 40% renter households. However, when focusing on low income and extremely low income households, it is clear that majority of low income households, (64%) and the majority of extremely low income households (72%) are renter households. Also, as noted in the 2012 Housing Needs Assessment, the most common housing problem type reported by Albuquerque households is being cost-burdened. Based on the Housing Market Analysis results, it is not expected that there will be any major changes in 2014 concerning the overall local economy, population, and or economic development sector. It is expected that 2014 will follow the



current trend of a flat Housing Market for single family homes, decreasing apartment vacancy rates, and increasing rental rates. Additionally it was learned from the neighborhood data collected for the Consolidated Plan that although Albuquerque housing stock city-wide is relatively young compared to housing stock across the nation, much of the housing stock in the Division's 2014 target low-income neighborhoods is over 50 years old. Finally, for the 2014 Program Year it remains unclear what will happen to the many delinquent home loans that are currently in the process of being reviewed. Based on the above information, the City will foster and maintain affordable housing for City residents by investing in multiple program strategies during the 2014 Program Year. High priority affordable housing program strategies will include Rental Acquisition/Rehabilitation, Rental New Construction, Tenant Based Rental Assistance, Homeowner Repair, and Homeowner Loans Program activities. In addition, the Community Development Division will closely monitor the local foreclosure situation as it unfolds.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The following section discusses specific program requirements for the CDBG, HOME and ESG Programs.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

For its 2014 Affordable Housing Development Projects, the City plans to finance portions of these

projects by leveraging HOME Entitlement funds and City Workforce Housing Trust Funds (WFHTF) at a rate of more than four times their value. Therefore, for every dollar of City funds, there are four dollars of funding from other sources. Three of these planned priority projects have been awarded Low-Income Housing Tax credits (LIHTC). In addition to these tax credits, other resources expected to be available for the financing of these projects include loan products and grants available to developers through the New Mexico Mortgage and Finance Authority, Federal Home Loan Bank, State of New Mexico, Environmental Protection Agency, and U.S. Department of Housing and Urban Development. These funding sources are in addition to the any private bank loans secured by the developers.

As per HOME regulations, the City of Albuquerque uses the following forms of investment and no others.

- equity investments
- interest bearing loans or advances
- non-interest-bearing loans or advances
- interest subsidies
- deferred payment loans
- grants

loan guarantees

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

**Recapture Guidelines** The City has established policies for the recapture of funds for units assisted with HOME funds during the Affordability Period. In the case of rental units, the City secures a mortgage and promissory note for the amount of HOME funds lent to the project. The City also uses restrictive covenants for these properties. The covenants describe the term of affordability, and both the promissory note and covenants state that in the event of failure to achieve the affordability requirements, the funds must be returned to the City. For conventional homeownership, the City recaptures the entire amount of HOME down payment assistance and enters into an equity share loan with the homebuyer. The homebuyer does not have to pay the note or mortgage as long as the property remains his/her principal residence during the Affordability Period. In the event of a sale during the Affordability Period, or some conditions of refinance, the homeowner must pay the City both the principal and the equity share on the appreciation of the property. However, if there are no net proceeds or the net proceeds are insufficient to repay the HOME investment due, the City will only recapture the amount of net proceeds, if any.

The Affordability Period shall be defined as follows:

Five (5) Years for mortgages less than \$15,000.00

10 Years for mortgages from \$15,000-\$40,000.00

15 Years for mortgages greater than \$40,000.00

#### **PAYOFF EXAMPLE FOR RECAPTURE-**

1) Appraised Value- Purchase Price x Equity Share Percentage= Equity Share Amount Due

2) City 2nd Mortgage + Equity Share Amount Due = **Total Payoff Amount for Recapture**

#### **Resale Guidelines**

For its Sawmill Community Land Trust Project, the City uses the following resale guidelines:

#### **SECTION 10. Transfer, Sale or Disposition of Improvements.**

Resale Requirements means if the Property is not occupied by the Mortgagor during the Affordability Period, the Property must be sold to a low income buyer approved by the City pursuant to the terms of the homebuyer Mortgage and Note. The terms governing the sale price and the value of the property shall be governed by Land Lease Agreement between the Sawmill

Community Land Trust and the Homeowner.

The Mortgagor shall be entitled to a fair return of their investment upon the Resale of the Property to a low income buyer approved by the City. A fair return of investment shall mean a Share of Appreciation in Market Value of the Improvements by a Shared Appreciation Factor. The Shared Appreciation Factor shall be defined as:

During the first 15 years for the Agreement, the Shared Appreciation Factor shall be twenty-five percent (25%). During each of the years 16 through 20 of the Agreement, the Shared Appreciation Factor shall be increased by one percent (1%) up to a maximum of thirty percent (30%). Beginning in the twentieth year of the Agreement and continuing until its termination, the Shared Appreciation Factor shall be thirty percent (30%).

The City defines an affordable home as a home that is affordable to a homebuyer at or below 80% AMI where the homebuyer does not expend more than 30% of his/her income on housing costs.

**EXAMPLE FOR RE-SALE FORMULA-**

City 2nd Mortgage x \_\_\_\_\_% interest for the Affordability Period

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Whether using resale or recapture, the city ensures the affordability of the unit, during the affordability period, using a note and mortgage to secure the down payment assistance. The Affordability Period is included in the terms of the note and mortgage.

While Development Agreements capture the intent of the homes to be solely for owner occupancy, it is within the Homebuyer Mortgage that contains enforceable language requiring the Mortgagor to repay any indebtedness due to "Failure of the Borrower to occupy the Property as his/her principal place of residence." Therefore, should the City or its Contractor determine that a homeowner is in such a violation of their mortgage, the City has the ability to take legal action as a means of enforcement.

#### **Median Area Purchase Price**

The City of Albuquerque will ensure that Median Area Purchase Price and after Rehab Value of all units will not exceed 95% of the Median Area Purchase Price.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

NA

#### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The City, with guidance from NMCEH, is developing written standards for provision of ESG assistance, as required under 24 CFR 91.220(l)(4)(i) and (e)(3), as it develops its Five-Year Consolidated Plan for 2013-2017. The City will establish initial standards for provision of ESG assistance under rapid re-housing rental assistance program that are similar to the City's Homeless Prevention and Rapid Re-housing Program (HPRP). The City will utilize policies and procedures used for the implementation of HPRP. As the City develops its upcoming Consolidated Plan it will evaluate the effectiveness of these standards and make changes as necessary to meet ESG requirements, including standards for the emergency shelter operation and essential service program.

2. If the Continuum of Care has established centralized or coordinated assessment system that

meets HUD requirements, describe that centralized or coordinated assessment system.

The Albuquerque Continuum of Care and the Balance of State Continuum of Care (the rest of New Mexico) have not yet developed a centralized or coordinated assessment system. The City will collaborate with both Continuums of Care and the MFA in the development of a system that will be appropriate for use by ESG programs.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City will use existing standard policies and procedures, as indicated in its 2014 Action Plan, to continue to provide funding to its sub grantees, which are non-profit and faith-based organizations in the community, for operation and essential service for existing emergency shelters.

After consultation with NMCEH and meeting with members of the Continuum of Care Steering Committee and the Albuquerque Strategic Collaborative to End Homelessness, the City has chosen to contract with Barrett Foundation to implement a rapid re-housing rental assistance program for women and/or women with children staying at its emergency shelter using its additional ESG allocation. From the meetings, members from all the groups agree that the City's proposal to contract with Barrett Foundation to implement a rapid re-housing rental assistance program for women and/or women with children staying at its emergency shelter is a good use of the additional ESG funds mainly because currently, there are very limited shelter beds in Albuquerque for single women and women with children who are not fleeing domestic violence.

Barrett Foundation will submit a rapid re-housing rental assistance program proposal to the City. After review the City will provide an Agreement, or a contract, to Barrett Foundation to implement the program.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City meets the homeless participation requirement in 24 CFR 576.405(a) The Continuum of Care Steering Committee and the Albuquerque Strategic Collaborative both have formerly homeless individuals members who participate in policies and funding decisions regarding City programs and

services funded under ESG.Â

5. Describe performance standards for evaluating ESG.

Since the passage of the HEARTH Act City staff has met periodically with NMCEH to discuss the development of performance standards for activities funded under ESG.Â NMCEH staff has reviewed proposed ESG performance standards with the City, and performance standards are being revised to reflect changes in ESG regulations.

Also, the City, NMCEH and the State of New Mexico have developed the funding, policies and policies for New Mexico HMIS, through the HMIS Governing Committee and the preceding entity, the HMIS Management Team.Â This has included procuring new HMIS software which is currently in place for ESG agencies.

Over the next four years the City of Albuquerque will continue to work closely with the Albuquerque Strategic Collaborative to End Homelessness which houses the Continuum of Care Steering Committee.



## Attachments

## **Citizen Participation Comments**

### **Public Comments**

Zero comments were received during the 30 day comment period for the proposed substantial amendment to the 2014 Action Plan. The legal notice was published on September 13, 2015 in the Albuquerque Journal.

## Grantee Unique Appendices

ALBUQUERQUE JOURNAL

THE SUNDAY JOURNAL

**Albuquerque Publishing Company**  
7777 Jefferson N.E. Albuquerque, New Mexico 87109  
P.O. Drawer 1-T Albuquerque, New Mexico 87103  
(505) 823-7777

### Ad Proof / Order Confirmation

Account Number

1010580

Ad Order Number

0001242662

CITY OF ALB/FAMILY & COMM SVCS  
PO BOX 1293  
ALBUQUERQUE NM 87103

<u>Ordered By</u>	RICHARD GIRON	<u>Customer Phone</u>	505 768-2860	<u>Pickup #</u>
<u>Customer Email</u>		<u>PO Number</u>	668231	<u>Joint Ad #</u>
<u>Ad Cost</u>	\$131.04	<u>Sales Rep</u>	dnoel	
<u>Tax Amount</u>	\$9.42	<u>Order Taken by</u>	dnoel	
<u>Total Amount</u>	\$140.46	<u>Payment Method</u>		
<u>Amount Due</u>	\$140.46	<u>Payment Amount</u>	\$0.00	

Product Albuquerque Journal  
Ad Number 0001242662-01  
Ad Type APC-Legals  
Ad Size : 1.0 X 2.58 Li  
Color <NONE>  
Run Dates 9/13/2015

Placement Legal Notices  
Classification Government-0000  
Sort Text CITYOFALBUQUERQUENOTICEOFSUB  
STANTIALAMENDMENTTOTHECITYOF

Affidavits  
0



CITY OF ALBUQUERQUE  
NOTICE OF SUBSTANTIAL  
AMENDMENT TO THE CITY OF  
ALBUQUERQUE  
2014 ANNUAL ACTION PLAN  
FROM THE U.S. DEPARTMENT  
OF HOUSING AND URBAN  
DEVELOPMENT (HUD)  
NOTICE OF SUBSTANTIAL  
AMENDMENT PERIOD  
PUBLICATION DATE:  
September 12, 2015

Notice is hereby given that the City of Albuquerque, New Mexico proposes to amend its 2014 Annual Action Plan, the second year of the 2014-2016 Council-Board Plan. This 2014 Annual Action Plan is subject to the City of Albuquerque Department of Planning and Community Development Board's 2014-2016 Annual Action Plan. The City of Albuquerque, Department of Planning and Community Development Board's 2014-2016 Annual Action Plan is subject to the City of Albuquerque, Department of Planning and Community Development Board's 2014-2016 Annual Action Plan. The City of Albuquerque, Department of Planning and Community Development Board's 2014-2016 Annual Action Plan is subject to the City of Albuquerque, Department of Planning and Community Development Board's 2014-2016 Annual Action Plan.

9/10/2015 11:39:48AM

\*Please note that this advertisement is a draft and may be subject to change.

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Annual Action Plan  
2014

67

ALBUQUERQUE JOURNAL

THE SUNDAY JOURNAL

Albuquerque Publishing Company  
7777 Jefferson N.E., Albuquerque, New Mexico 87169  
P.O. Drawer 117 Albuquerque, New Mexico 87163  
(505) 823-7777



**CITY OF ALBUQUERQUE  
NOTICE OF SUBSTANTIAL  
AMENDMENT TO THE CITY OF  
ALBUQUERQUE  
2014 ANNUAL ACTION PLAN  
FROM THE U.S. DEPARTMENT  
OF HOUSING AND URBAN  
DEVELOPMENT (HUD)  
NOTICE OF STAY PUBLIC  
COMMENT PERIOD  
PUBLICATION DATE:  
September 13, 2015**

The City of Albuquerque (the City) of Albuquerque, New Mexico proposes to amend its 2014 Annual Action Plan, the second year of the 2013-2017 triennial plan. This Substantial Amendment proposal is due to the City of Albuquerque Department of Family and Community Services, to the City of Albuquerque Community Development Group (CDG) and to the City of Albuquerque Department of Family and Community Services. The City of Albuquerque is proposing to amend its 2014 Annual Action Plan, the second year of the 2013-2017 triennial plan. This Substantial Amendment proposal is due to the City of Albuquerque Department of Family and Community Services, to the City of Albuquerque Community Development Group (CDG) and to the City of Albuquerque Department of Family and Community Services.

A Substantial Amendment to the City of Albuquerque's 2014 Annual Action Plan, the second year of the 2013-2017 triennial plan, is proposed. The City of Albuquerque is proposing to amend its 2014 Annual Action Plan, the second year of the 2013-2017 triennial plan. This Substantial Amendment proposal is due to the City of Albuquerque Department of Family and Community Services, to the City of Albuquerque Community Development Group (CDG) and to the City of Albuquerque Department of Family and Community Services.

A copy of the 2014 Annual Action Plan, as well as the 2013-2017 triennial plan, is available for public review. The City of Albuquerque is proposing to amend its 2014 Annual Action Plan, the second year of the 2013-2017 triennial plan. This Substantial Amendment proposal is due to the City of Albuquerque Department of Family and Community Services, to the City of Albuquerque Community Development Group (CDG) and to the City of Albuquerque Department of Family and Community Services.

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**Ad Proof / Order Confirmation**

Account Number  
1010580

Ad Order Number  
0001242662

CITY OF ALB/FAMILY & COMM SVCS

9/16/2015 11:39:48 AM

\*Please note this confirmation is not to be considered a quote and may be subject to change.

2

[illegible]

\* Please note this confirmation is to be considered a quote and may be subject to change.

OMB Control No: 2506-0117 (exp. 06/30/2018)

All summary information and responses to the Annual Substantial Amendment 2, 2015  
Annual Amendment 2, 2015  
Annual Amendment 2, 2015

9/10/2015 11:39:48 AM

\*Please note this confirmation is to be considered a quote and may be subject to change.

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# ALBUQUERQUE

## Gov't Legals



City of Albuquerque Energy Council Meeting: The City of Albuquerque's Energy Council will meet on Wednesday, September 16, 2015 at 8:00 am. The meeting will take place at 1801 Alameda, NW, Suite 100, Albuquerque, NM 87102. For individuals who require special assistance to participate in this meeting, please contact Tony Garcia at 768-5374 or TTY via the New Mexico Relay Network at 211 or 1-800-555-6221 at least two (2) business days before the meeting date.



**CITY OF ALBUQUERQUE  
NOTICE OF SUBSTANTIAL  
AMENDMENT TO THE CITY OF  
ALBUQUERQUE  
2014 ANNUAL ACTION PLAN  
FROM THE U.S. DEPARTMENT  
OF HOUSING AND URBAN  
DEVELOPMENT (HUD)  
NOTICE OF 30-DAY PUBLIC  
COMMENT PERIOD  
PUBLICATION DATE:  
September 13, 2015**

Notice is hereby given that the City of Albuquerque, New Mexico proposes to amend its 2014 Annual Action Plan, the second year of the 2013-2017 Consolidated Plan. This Substantial Amendment proposes to allow the City of Albuquerque, Department of Family and Community Services, to use \$541,000 in Community Development Block Grant (CDBG) funds to acquire a warehouse for the City of Albuquerque, Department of Senior Affairs. The City will not issue a Request for Proposal as stated in the original 2014 Annual Action Plan. Rather, the City's Department of Family and Community Services will acquire the warehouse directly and lease it to the Department of Senior Affairs.

A statutory 30-day public comment period will begin on Monday, September 14, 2015, and end on Tuesday, October 13, 2015 at 5:00 PM. All residents, property owners, persons with disabilities, immigrants, seniors, low-income children and youth, business persons, and other stakeholders of the City of Albuquerque are encouraged to submit written comments or questions regarding the proposed Substantial Amendment to the 2014 Annual Action Plan to Valerie Vargas, Community Development Manager, Department of Family and Community Services, located at Old City Hall, 400 Marquette NW, 5th Floor, Room 504, Albuquerque, NM 87102, or email at [valvargas@cabq.gov](mailto:valvargas@cabq.gov).

A copy of the 2014 Annual Action Plan, as well as the 2013-2017 Consolidated Plan, are available for public review weekdays between the hours of 8:30 AM and 4:30 PM at the offices of the Department of Family and Community Services, at the above mentioned location or available anytime on the City of Albuquerque website at: <http://www.cabq.gov/familydocuments>.

**Summary:**  
The City of Albuquerque's 2014 Annual Action Plan, the second year of the 2013-2017 Consolidated Plan, requires that this proposed change to the Plan undergo a substantial amendment process. The substantial amendment must include public participation and a comment period of 30 days. The City of Albuquerque is proposing to comply with its Substantial Amendment to the 2014 Annual Action Plan that \$541,000 allocated to public facilities and improvements be used by the City Department of Family and Community Services for the purchase of a warehouse located at 1620 First Street NW, Albuquerque, NM. In turn, this warehouse will be leased at no cost by the City Department of Senior Affairs for its Home Rental Program, which is funded in part by Community Development Block Grant (CDBG) funds and serves seniors and persons with disabilities by providing housing accessibility modifications. The warehouse will be used as a storage facility for materials and equipment and office space for program staff.

This change is required because the 2014 Annual Action Plan specified that the Department of Family and Community Services would issue a request for proposal to the amount of \$541,000 in CDBG funds for public facilities and improvements. By this substantial amendment, the Department of Family and Community Services will not issue a request for proposal, but rather, will use the funds for the purpose described above.

**Fiscal Impact:**  
There is no fiscal impact. The U.S. Department of Housing and Urban Development determines the amount of CDBG funds that the City of Albuquerque receives each year. The proposed change to the Annual Action Plan through this amendment will not affect the total amount of funding and will only involve a change of method of distribution of funds.

The development of the 2013-2017 Consolidated Plan and the 2014 Action Plan provide a foundation for the use of federal and local resources to address community development priorities. For the second year of the Consolidated Plan, the HUD CDBG allocation to the City of Albuquerque is \$2,918,013.

A City of Albuquerque goal is to increase sustainable housing opportunities. Projects under the Program also seek to increase access to services for vulnerable populations through the rehabilitation, acquisition and construction of public facilities.

**Background:**  
The City of Albuquerque is a CDBG-HUD "entitlement" community. The funds are allocated from HUD directly to the City of Albuquerque and do not pass through the state government.

**CDBG Funding:**  
The program change included a change in the method of distribution of funds to allow the City Department of Family and Community Services to purchase the warehouse located at 1620 First Street NW, Albuquerque, NM.

SEPTEMBER 13, 2015

## Gov't Legals

Report the City Department of Senior Affairs Rental Program. All Albuquerque residents, property owners, persons with disabilities, immigrants, seniors, low-income children and youth, business persons, and other stakeholders in Albuquerque are invited to review this proposed Substantial Amendment to 2014 Annual Action Plan and comment on it in writing, until 5:00 PM on Tuesday, October 13, 2015. After receipt of public comments from the 30-day public comment period, the City of Albuquerque will address each comment in writing and will submit all comments and responses to its formal Substantial Amendment to HUD on or before November 2, 2015.

Journal, September 13, 2015

# CITY OF ALBUQUERQUE

Department of Family and Community Services

Douglas H. Chaplin, Director



Richard J. Berry, Mayor

December 16, 2015 (Email and IDIS)

Ms. Leticia Ibarra, Director  
Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
500 Gold Avenue SW, Suite 7301  
P.O. Box 906  
Albuquerque, NM 87103-0906

Dear Ms. Ibarra:

SUBJECT: 2014 SUBSTANTIAL AMENDMENT, PURCHASE OF RETROFIT FACILITY

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

The City of Albuquerque has undergone the Substantial Amendment process to its 2014 Action Plan per its Citizen Participation Plan. This Substantial Amendment allows for the purchase of a warehouse for the City of Albuquerque, Department of Senior Affairs' Retrofit Program by the Department of Family and Community Services. During the required thirty day public comment period, no public comments were received and this information has been duly noted in the Substantial Amendment, which is being resubmitted through IDIS this date.

If there are any further questions please feel free to contact Valerie Vargas at 768-3068, or [vbargas@cabq.gov](mailto:vbargas@cabq.gov).

Best regards,

Douglas H. Chaplin

Enclosures

Cc: HUD: Stephanie Herrera; DFCS: Anna Marie Lujan, Fiscal Manager  
Stephen Valdez and Vicki Schwab, Fiscal Officers, Patrick Rodarte, Fiscal Analyst, Monica Montoya, Management Analyst

*Albuquerque - Making History 1706-2006*



